



Application Number: PL2022195
Application Type: Commercial Preliminary Development Plan
Application Name: Home Depot C-Store
Location: 601 SE OLDHAM PKWY, LEES SUMMIT, MO 64081

Please note our comment responses in bold below.

Planning Review:

1. **PLATTING.** The proposed development will require that a re plat be approved prior to the issuance of any building due to the proposed development crossing an existing lot line. The re plat will need to involve all three of the lots in the original Hamblen Plaza plat.

2. **LOT LINES.** Why is there a jog near the north end of the parking bay along SE Hamblen Rd?

3. **SPACES.**

-The east-west parking bay north of the building will need to have the sidewalk in front of it widened from 5' to 61' in order to employ the use of 17' deep parking stalls.

-Add a note or provided a detail indicating that an ADA accessible parking sign shall be posted at the head of each accessible parking space. The sign shall be mounted a minimum 5' above grade, measured to the bottom of the sign.

4. **TRASH ENCLOSURE.**

-Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

-Provide a note or detail indicating that the trash enclosure shall be constructed of masonry walls and painted solid steel gates of a color compatible with the building it serves.

5. **LANDSCAPING.**

-The proposed C-store use is a use permitted by right in the CP-2, PI and PMIX zoning districts, as is the abutting home improvement store. As such, a medium impact landscaping buffer is not required between the C-store and Home Depot.

-Open areas not covered with other landscaping materials shall be sodded. Seeding shall not be allowed.

-The landscape material details on Sheet L.101 are missing information.

6. **MECHANICAL UNITS.** Show the location of all ground-mounted and roof-top units on the site plan and building elevations to the extent possible. Ground-mounted units shall be fully screened from view using evergreen landscaping at least equal in height to the units being screened. RTUs shall be fully screened from view using parapet walls of a height at least equal to the height of the units being screened.

7. **ARCHITECTURE.**

-The use of aluminum composite metal (ACM) panels required City Council approved as a conditional material.

-Projections or other offsets shall be incorporated to the rear building facade to break up the large expanse of flat wall.

-The use of materials and other architectural embellishments used on the front and two side elevations shall be extended to the rear elevation in order to satisfy the requirements for four-sided architecture.



8. LIGHTING. All proposed exterior (i.e. wall packs and parking lot light fixtures) light fixtures shall comply with the requirements of UDO Section 8.250 and 8.260.

9. STREETS. Label the ROW widths for both SE Hamblen Rd and SE Oldham Pkwy.

Engineering Plans

1. General:

- a) New property lines will require a replat. Either provide a preliminary plat or indicate that the PDP is acting as a preliminary plat. **PDP is acting as a preliminary plat.**
- b) Provide sidewalk along SE Hamblen Road with the preliminary plat. **Added.**
- c) Pursuant to UDO Section 22.5-4, this PDP is required to provide detention that meets current standards. Please review, revise and provide appropriate documentation for stormwater detention. **Please review the storm memo and existing drainage map as the area was part of the originally approved plan for storm water management, no detention is required**

2. C. 100 Preliminary Development Plan:

- a) Correct typographic errors in the water and storm sewer improvement notes. **Revised.**
- b) Provide a scale for the drawing. **Added.**
- c) Show right of way sizes. **Added dimensions.**
- d) Identify the proposed and existing property lines via leader or legend. **Added.**

3. C. 101 Site Plan:

- a) Provide top and bottom elevations for retaining wall. **Added to grading plan.**
- b) Identify the small, dashed line that starts at the light pole in the north west corner and continues along the west edge, ending just south of the field inlet in the south west corner. **Added 20' B/L label.**

4. C. 200 Grading Plan:

- a) Show drainage arrows. **Added.**
- b) The contours in the south east green space have incorrect elevations. Please review and revise. **Revised.**

5. C. 300 Utility Plan:

- a) Is the new private storm inlet northwest of the trash enclosure meant to be a junction box? Looking at the grading plan, it looks to be at a high point. Please review and revise. **Revised.**

6. L. 100 Landscape Plan:

- a) Correct the conflict between the tree and the inlet north west of the trash enclosure. **Revised.**

7. L. 101 Landscape Plan Details:

- a) Detail leaders are blank. **Revised.**

Traffic Review:

1. The south access point should be shifted as far east as possible to help mitigate traffic congestion/site blockage. **The south access point is lined up with the existing parking area to the south, which is the point of access for future development of the area west of the existing Home Depot.**

2. Per the TIS, a northbound right-turn lane is required. **The developer will be requesting this requirement not be part of the project as the addition of this right turn lane does have sufficient room to be constructed to the full extent and the improvement will provide minimal benefit to the traffic system**



Fire Review:

2. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

Action required- A Haz-mat Permit is required for quantities of uel for retail sale in excess of of 75,000-pounds and propane cylinder exchange.

4. IFC 903.3. 7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required- Show the location of the FDC and hydrant within 100 feet.

Please contact me directly with any questions or concerns.

Sincerely,
Matthew Schlicht